

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

Fictitious Name Notice
Notice is hereby given that WEST-CRAFT GROUP LLC, OWNER, desiring to engage in business under the fictitious name of SUNSHINE PRO CLEANING located at 15143 OXFORD GREY DR., BRADENTON, FLORIDA 34211 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 23, 2026 26-00123M

FIRST INSERTION

PUBLIC NOTICE

Women's Care™ Effective January 31st, 2026, M. Joel Hallam, DO, FACOOG will no longer be practicing with Women's Care at 5985 Silver Falls Run, Ste 100 Bradenton, FL, 34211. For questions or copies of medical records call: Phone: 941-202-2055 Fax: 877-550-1635

Jan. 23, 30; Feb. 6, 13, 2026

26-00100M

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of GERALDINE DUNHAM and CLIFFORD A. DUNHAM SR., will, on February 4, 2026, at 10:00 a.m., at 105 Ficus Ct., Lot #123, Parrish, Manatee County, Florida 34219; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1995 CHAN MOBILE HOME, VIN: JACFL16276A, TITLE NO.: 0068973275, and VIN:

FIRST INSERTION

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING AND AUDIT REVIEW COMMITTEE MEETING FOR THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Heritage Harbour South Community Development District will hold their regular monthly meeting on Tuesday, February 3, 2026, at 5:00 p.m. at the Stoneybrook Recreation Center located at 200 Golden Harbour Trail, Bradenton, Florida 34212. There will be an Audit Committee meeting immediately prior to the onset of the regular meeting at 5:00 p.m. The Audit Committee will review, discuss, and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 652-2454, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Alize Aninipot
District Manager
January 23, 2026

26-00119M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 0042

Division Probate

IN RE: ESTATE OF

MARY S. TEATES Deceased.

The administration of the estate of MARY S. TEATES, deceased, whose date of death was November 29, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or de-

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NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 412025-CP-002822

Division: Probate

IN RE: ESTATE OF

IRA NEIL RUBIN Deceased.

The administration of the Estate of IRA NEIL RUBIN deceased, whose date of death was February 20, 2022, and whose last four digits of his social security number is 6084, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2026 CP 00006

Division: Probate

IN RE: ESTATE OF

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The administration of the Estate of IRA NEIL RUBIN deceased, whose date of death was February 20, 2022, and whose last four digits of his social security number is 6084, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case Number: 2026 CP 00006

Division: Probate

IN RE: ESTATE OF

DENNIS NEAL LEAVITT Deceased.

The administration of the Estate of Dennis Neal Leavitt, deceased whose date of death was 10/31/25, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case Number: 2026 CP 00006

Division: Probate

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NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION
Case No.: 24-CA-1273CITY OF BRADENTON,
Plaintiff, v.

NEAL WILLIAMS, II,

Defendant(s),

NOTICE IS HEREBY GIVEN that pursuant to the Order on Motion to reset sale dated January 5, 2026 and entered in Case No. 24-CA-1273 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida where City of Bradenton, is the Plaintiff and Neal Williams, II/are the Defendant(s). Angelina Colomneso will sell to the highest bidder for cash at www.manatee.realforeclose.com at 11:00 a.m. on March 11, 2026 the following described properties set forth in said Final Judgment to wit:

Lot 11, Block C, BRADEN RIVER LAKES PHASE I, according to plat thereof as recorded in Plat Book 25, Page 42, of the Public Records of Manatee County, Florida.
Property No.: 1127227252
Address: 4456 6TH Ave E, Bradenton, FL 34208

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION
Case No.: 25-CA-1207

CITY OF BRADENTON,

Plaintiff, v.

VERAVANA, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, Defendant(s), NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated and entered in Case No. 25-CA-1207 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida where City of Bradenton, is the Plaintiff and Veravanaugh, LLC, a Virginia limited liability company is/are the Defendant(s). Angelina Colomneso will sell to the highest bidder for cash at www.manatee.realforeclose.com at 11:00 a.m. on February 18, 2026 for the following described properties set forth in said Final Judgment to wit:

Lot 100 and the East 1/2 of Lot 99, MANATEE GARDENS, THIRD SECTION, according to the plat thereof recorded in Plat Book 3, Page 6, of the Public Records of Manatee County, Florida.
Property No.: 123110006
Address: 1911 2nd Ave W,

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO.:

412025CA00099CAAXMA
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, an agency of the UNITED STATES OF AMERICA, Plaintiff, v.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEE AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS, DECEASED; et al., Defendant.

To the following Defendant(s):

ANQUANAYSHA SCOTT

221 30TH ST E,

PALMETTO, FL 34221

KENDRA SANDERS, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS

302 SW 22ND STREET APT B

MULBERRY, FL 33860

ANJANAE SCOTT, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS

221 30TH ST E,

PALMETTO, FL 34221

ANTWAN SCOTT, SR, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS

703 30TH ST E.

PALMETTO, FL 34221

IZIAH SANDERS, JR, AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS

325 SCATAWAY RD

HIAWASSEE, GA 30546

A.S., JR., A MINOR CHILD UNDER THE CARE OF HIS NATURAL AND LEGAL GUARDIAN, ANTWAN SCOTT, SR., AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS

703 30TH ST E.

PALMETTO, FL 34221

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PALMETTO, FL 34221</div

SAVE

TIME



Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SUBSEQUENT INSERTIONS

--- ESTATE / PUBLIC SALES ---

SECOND INSERTION

Sarasota Retina Institute
NOTICE OF PHYSICIAN
RELOCATING

Please be advised that Jody G. Abrams, MD will be relocating to Coastal Eye Institute as of January 1, 2026. Patients wishing to obtain a copy of their medical records or arrange for transfer of care may do so by contacting Sarasota Retina Institute, 3400 Bee Ridge Rd., Ste 200 Sarasota, FL 34239 or call 941-921-5335.

Jan. 16, 23, 30; Feb. 6, 2026 26-00096M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 02/05/26 at 10:00 AM

Rebecca Morse- Home items and some furniture

The auction will be listed and advertised on www.storagegettreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction.

Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

January 16, 23, 2026 26-00083M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Facility Address 5717 14th Street W, Bradenton, Florida 34207

Phone Number 941-866-6675

Time of Sale 2/5/2026 10:00am

Donna Washington - scooter, televisions, household goods

Venite Jean - furniture, clothing, shoes, tents

Johnny Ramirez - tools, tool boxes, ladder

The auction will be listed and advertised on www.storagegettreasures.com.

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

January 16, 23, 2026 26-00082M

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

Certificate Number: 2023-128

Tax Deed #:2025TD000227

NOTICE IS HEREBY GIVEN that C DEAN KUSHMER the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-128 Year of Issuance 2023 Description of Property COM AT THE NE COR OF SEC 8; TH S 00 DEG 17 MIN 51 SEC W 219.72 FT; TH S 86 DEG 33 MIN 41 SEC W 1957.17 FT FOR A POB; TH S 00 DEG 13 MIN 58 SEC W 2145.83 FT TO THE NLY MAINTAINED R/W OF CLAY GULLY RD; TH S 86 DEG 32 MIN 44 SEC W ALG SD NLY MAINTAINED R/W 203.42 FT; TH LEAVING SD R/W RUN N 00 DEG 13 MIN 58 SEC E 2145.89 FT; TH N 86 DEG 33 MIN 41 SEC E 203.42 FT TO THE POB (2539/1253) LESS MIN RTS AS DESC IN OR 1436/1259 Pl#1100.0020/5 Parcel ID Number 110000205 Property Address: 40475 CLAY GULLY RD MYAKKA CITY, FL 34251 Names in which assessed: MEGAN REGISTER, RICHARD ZIMMERMAN All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 02/02/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

Jan. 16, 23, 30; Feb. 6, 2026

26-00073M

FOURTH INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

Certificate Number: 2023-547

Tax Deed #:2025TD000229

NOTICE IS HEREBY GIVEN that C DEAN KUSHMER the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-547 Year of Issuance 2023 Description of Property UNIT 30 COUNTRY RETREAT, A RESIDENTIAL COOPERATIVE PI#5422.2160/9 Parcel ID Number 542221609 Property Address: 921 FAITH CIR E LOT 30 BRADENTON, FL 34212 Names in which assessed: SHERRY L MARTINEZ, SHERRY MARTINEZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 02/02/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

Jan. 2, 9, 16, 23, 2026

26-00022M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Facility Address 5305 Manatee Ave W Bradenton, Fl 34209

Phone Number 561-288-4405

Time of Sale 02/05/2026 @ 9:30a

Cheri Lee Matthews-bedroom furniture household items

Danielle Terrell- Household Goods/Furniture, TV/Stereo Equipment, Tools/Applications

Shanesha Anderson- 3 bedroom house

The auction will be listed and advertised on www.storagegettreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

January 16, 23, 2026 26-00072M

SECOND INSERTION

NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY GIVEN That pursuant to a Writ of Execution issued by the Dade Circuit Court of Dade County, Florida, on the 22nd day of April, 2025, in the cause wherein MMI Express LLC was plaintiff(s) and Cosmo Joes LLC Vapors Lounge LLC and Joseph Nicholson was defendant(s), being case number 2024-012846-CA-01 in said Court, I, Charles R. Wells, as Sheriff of Manatee County, Florida, have this day levied upon all the right, title and interest of the DEFENDANT, Cosmo Joes LLC Vapors Lounge LLC and Joseph Nicholson, in and to the following described personal property, to-wit:

A complete inventory list may be seen at the Sheriff's Office, 600 301 Blvd, Ste 202, Bradenton, Florida 34205, Monday through Friday from 8:00am-5:00pm.

and on the 24th day of February, 2026, at the Crime Prevention Unit located at 600 US Hwy 301 Blvd West Ste 174, Manatee County, Florida, 34205, at the hour of 10:00a.m., or as soon thereafter as possible, I will offer the said property for sale at public outcry and will sell the same, SUBJECT TO ALL TAXES LIENS AND ENCUMBRANCES, if any, to the highest and best bidder for CASH IN HAND, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Daniel Sanchez, Manatee County Sheriff's Office, 747-3011 ext. 2242, Monday through Friday, 8:00 a.m. to 5:00 p.m., not later than seven (7) days prior to the proceedings.

CHARLES R. WELLS, SHERIFF

MANATEE COUNTY, FLORIDA

BY: Daniel Sanchez D.S.

Jan. 16, 23, 30; Feb. 6, 2026

26-00095M

THIRD INSERTION

NOTICE OF ACTION
TERMINATION OF PARENTAL
RIGHTS

IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY
CASE NO. 2025-2P-013 Div.J

IN THE INTEREST OF:

L.P. DOB: 7/26/2024,

M.M.P. DOB: 8/3/2025,

MINOR CHILDREN

TO: Sierra Berg, address unknown

Lee Parker, address unknown

YOU ARE HEREBY NOTIFIED

that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: L.P. born on 7/26/2024 and M.M.P. born 8/3/2025. You are hereby commanded to appear on February 17, 2026, at 10:00 AM before the Honorable Gilbert A. Smith, Jr. at the Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton, Florida 34206, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE

CHILD OR CHILDREN NAMED IN THIS NOTICE.

In and for Manatee County:

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 6 day of January, 2026.

Angelina Colonnese, Clerk of Court

By: (SEAL) C. Gaskin

As Deputy Clerk

Jan. 9, 16, 23, 30, 2026

26-00065M

THIRD INSERTION

DEL WEBB EXPLORE NORTH RIVER RANCH
COMMUNITY DEVELOPMENT DISTRICTNOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD
OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Del Webb Explore North River Ranch Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, *Florida Statutes*. The Board of Supervisors of the District will conduct a public hearing on February 2, 2026, at 10:30 a.m. at the Del Webb Bayview, Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, earthwork, stormwater, potable water, reclaimed water, sanitary sewer, underground power, landscape and hardscape, and/or any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
January 9, 16, 23, 30, 2026

26-00046M

FOURTH INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

Certificate Number: 2023-4558

Tax Deed #:2025TD000228

NOTICE IS HEREBY GIVEN that C DEAN KUSHMER the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4558 Year of Issuance 2023 Description of Property THE S 12 FT OF LOT 10 DE SEAR MANOR UNIT 2. PI#58419.0005/2 Parcel ID Number 5841900052 Property Address: 11TH ST E BRADENTON, FL 34203 Names in which assessed: STEP PROPERTIES INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 02/02/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

Jan. 2, 9, 16, 23, 2026

26-00021M

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION

File No. 2025 CP 002591
IN RE: ESTATE OF

JUAN MATTHEW LYNCH

Deceased.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED

--- ESTATE / SALES / ACTIONS ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY FLORIDA
PROBATE DIVISION
File No. 2025-CP-002746
IN RE ESTATE OF
CAROLINE WALKER,
Decceased.

The administration of the estate of CAROLINE WALKER, deceased, whose date of death was September 22, 2025, and whose social security number ends in 8932, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court **WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-002692
Division Probate
IN RE: ESTATE OF
GAYLE SIMPSON SCHULZ
Decceased.

The administration of the estate of GAYLE SIMPSON SCHULZ, deceased, whose date of death was July 28, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court **ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.**

The personal representative has no

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 2022CA004152

LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-15, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs. ROSALIND RICHARDSON MASSIE AKA ROSALIND R. MASSIE AKA ROSALIND MASSIE, et al., Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 15, 2025, and entered in Case No. 2022CA004152 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-15, U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee, is the Plaintiff and Rosalind Richardson Massie aka Rosalind R. Massie aka Rosalind Massie, Walter Massie aka Walter A. Massie aka Walter A. Massie Jr., Mortgage Electronic Registration Systems, Inc., as nominee for Lehman Brothers Bank, FSB, a Federal Savings Bank, United States of America, Department of Treasury, Oakleaf Hammock Homeowners Association, Inc., are defendants, the Manatee County

Clerk of the Circuit Court will sell to the highest and best bidder for cash in/online at www.manatee.reaforeclose.com, Manatee County, Florida at 11:00 AM on the February 4, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 27, OF OAKLEAF HAMMOCK, PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE(S) 131 THROUGH 136, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

A/K/A 6918 40TH CT E ELLENTON FL 34222

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 08 day of January, 2026.
ALBERTELLI LAW
P.O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw.albertelliaw.com
By: /s/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn, Esq.
IN/22-006743
January 16, 2026 26-00091M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION

Case No. 2025CA000806AX
Freedom Mortgage Corporation,
Plaintiff, vs.
Bryce Larkin, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA000806AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Bryce Larkin; Summerwoods Homeowners Association, Inc.; Kalaina Larkin are the Defendants, that Angelina Colonoso, Manatee County Clerk of Court will sell to the highest and best bidder for cash at www.manatee.reaforeclose.com, beginning at 11:00 AM on the 23rd day of February, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 551, SUMMERWOODS -
PHASES IC & ID, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
67, PAGE(S) 160 THROUGH
172, INCLUSIVE, OF THE

PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
TAX ID: 401620959

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 9th day of January, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-FO0946
January 16, 23, 2026 26-00079M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF THE STATE OF FLORIDA, IN
AND FOR MANATEE COUNTY
CIVIL DIVISION

CASE NO.: 2025-CA-002974

AMERICAN BUILDERS &
CONTRACTORS SUPPLY CO.,
INC., doing business as ABC
SUPPLY CO., INC., a foreign
corporation,
Plaintiff, vs.

BULLDOG ROOFS, LLC, a Florida
limited liability company, JOHN
HEUTMAKER, and THOMAS
SALVATORE DENNIS, jointly and
severally,
Defendants.

TO: Thomas Salvatore Dennis
10416 Spoonbill Rd W
Bradenton, FL 34209

YOU ARE HEREBY NOTIFIED that an action for foreclosure of a Claim of Lien has been filed against you and you are required to serve a copy of your written defenses, if any, to it on or before 2/24, 2026, to Brian A. Leung, Esq., whose address is 3203 W. Cypress St., Tampa, FL 33607 and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published in Manatee County once a week for four (4) consecutive weeks in the Business

Observer.

In and for Manatee County:
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

WITNESS my hand and seal at MANATEE County, Florida this 13th day of Jan, 2026.
ANGELINA "ANGEL" COLONNESO
Manatee County Clerk of Court
1115 Manatee Ave West
Bradenton, FL 34206
By: /s/ Kris Gaffney
Deputy Clerk
Jan. 16, 23, 30; Feb. 6, 2026
26-00094M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA

CASE NO.: 2025CA002590

CITIZENS BANK NA F/K/A RBS

CITIZENS NA,

Plaintiff, vs.

UNKNOWN HEIRS

BENEFICIARIES, DEVISEES,

GRANTEES, ASSIGNEE, LIENORS,

CREDITORS, TRUSTEES,

AND ALL OTHER PARTIES

CLAIMING AN INTEREST BY

THROUGH UNDER OR AGAINST

THE ESTATE OF GREGORY

GALLOWAY, DECEASED; et al.,

Defendant(s).

TO: Unknown Heirs Beneficiaries, Devisees, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Gregory Galloway, Deceased

Last Known Residence: Unknown
TO: Lina L. Galloway
Last Known Residence: 918 Sunset Ave. Cincinnati, OH 45205-2080

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in MANATEE County, Florida:

LOT 29, PINewood VILLAGE
SUBDIVISION, ACCORDING
TO THE PLAT THEREOF RE-
CORDED IN PLAT BOOK 16,
PAGE(S) 15 TO 16, OF THE
PUBLIC RECORDS OF MANA-
TEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401

W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 days from first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

In and for Manatee County:
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated on 1/8, 2026.

ANGELINA COLONNESO

As Clerk of the Court

By: /s/ Kris Gaffney

As Deputy Clerk

1454-1654B

Ref# 14223

January 16, 23, 2026 26-00077M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002293AX
IN RE: ESTATE OF
DENNIS LEE DUBOIS
Decceased.

The administration of the estate of DENNIS LEE DUBOIS deceased, whose date of death was October 26, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court **ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**

The personal representative has no duty to discover whether any property held by the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 16, 2026.

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court **WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.**

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 16, 2026.

Personal Representative:

DANA DUBOIS

16314 S.W. 8th Street

Pembroke Pines, Florida 33027

Attorney for Personal Representative:

ILENA ALVAREZ, ESQ.

Attorney

Florida Bar Number: 88931

900